



**DEVELOPMENT SERVICES ATTACHMENTS
ORDINARY MEETING OF COUNCIL
WEDNESDAY 15 MAY 2024**

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Application for Development Approval
Bindoon Mountain Bike Park — Private Operators

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PREPARED BY

This application has been prepared by the Shire's Administration and will be presented to the Shire of Chittering Council for determination. It was considered that undertaking the complete Development Application process was the correct process to follow under the State Planning Framework and offered full transparency over the potential commercial use of a future public space.



Development Application Report – Bindoon Mountain Bike Park Private Operators

Executive Summary

The Shire is seeking Development Approval to allow private businesses to operate paid tours and activities for walking, mountain biking, stargazing, and other related activities at the Bindoon Mountain Bike Park.

Background

The Shire of Chittering has finalised stage 1 of developing the Bindoon Mountain Bike Park (MTB Park) on Lots 801 and 3874 (No. 6) Woolah Rise, Bindoon. The development of the MTB Park itself does not require Development Approval as it is categorised as a 'public work' (as are all civic recreation facilities managed by Local Government), however the use of the MTB Park by commercial operators (who charge a fee to customers for a service) is considered to require Development Approval under the Shire's Local Planning Scheme No. 6 (LPS6).

Typically, the use of land for individual private recreational activities would require Development Approval from the local government under LPS6. This means that each individual private business operators wishing to use the MTB Park as the location to operate their business, would require their own individual Development Approval. The Shire however, in an attempt to streamline the approval process for individual prospective business operators, is seeking to grant a Development Approval over the MTB Park for those businesses that wish to use the MTB Park, but don't have any works components or additional infrastructure requirements to operate the business.

While this application seeks to apply a Development Approval for 'Recreation – Private' land uses, individual business operators will still need to obtain a Permit under the *Shire of Chittering Local Government Property and Public Places Local Law 2023*. This is due to the MTB Park being local government owned and managed land, and dedicated as a public space. The Permit process will include the ability for the Shire to assess each individual business proposal and determine the appropriateness of the business for the MTB Park. Upon application for a Permit, the Shire will have the discretion to grant a permit, refuse a permit or grant a permit with conditions depending on nature of the proposal. An application form, standard Permit notice and guidelines for the Permit assessment process is currently being developed by the Shire. There is a clear intent however, that the MTB Park will primarily remain open and accessible to the public, with any proposed businesses operations to be secondary, and to not interfere with the public's use of the MTB Park.

The MTB Park is anticipated to open in March 2024 and will be managed by the Shire of Chittering, similar to all other parks and recreation areas managed by the Shire. The MTB Park will be open to all members of the public (including Shire residents and visitors) free of charge. The MTB Park will consist of bike trails, walking trails, an access road, and amenities including bathroom facilities. At a future stage, the MTB Park trail head precinct will be developed to include chalet-style accommodation, camping/caravanning, food and beverage outlets, and other related facilities.

Site Details

The MTB Park is located within the Bindoon townsite. The land subject to the application is zoned Townsite and Agricultural Resource under LPS 6 as per the below zoning plan.

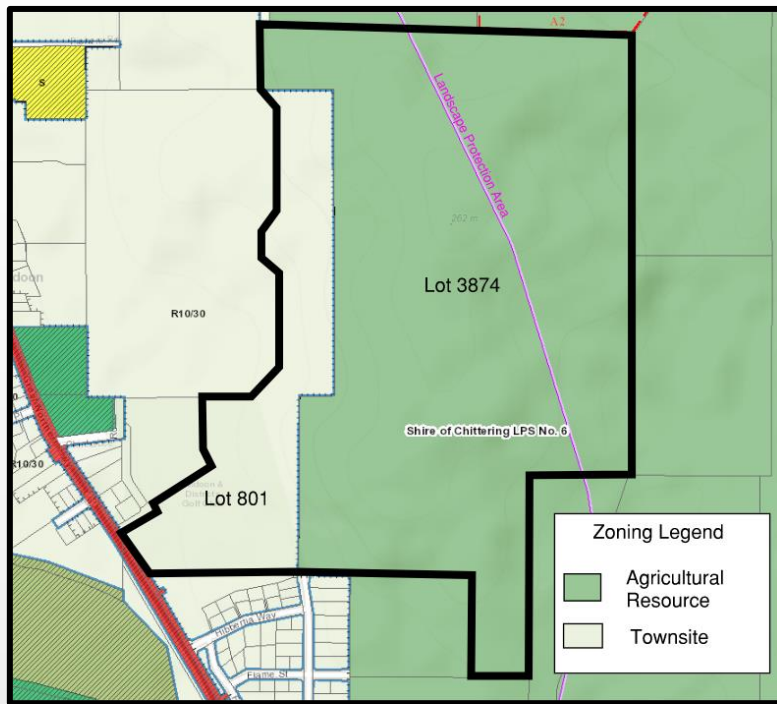


Figure 1 - Zoning Plan

The MTB Park has access from Woolah Rise, which connects to Great Northern Highway. Figure 2 below shows the location of the MTB Park in relation to the Bindoon Townsite.



Figure 2 - MTB Park location

Proposal

As described in the background, this proposal is for a Development Approval for 'Recreation–Private' to enable private businesses to operate on the MTB Park. While this application is not specific to any one type of business, it will include all businesses that don't require any additional infrastructure than what is currently provided at the MTB Park and can be categorised under the LPS6 land use definition for 'Recreation–Private'. The types of businesses and activities that this application is proposing to capture includes:

- Mountain bike tours and mountain bike lessons with a guided operator.
- Operation of a shuttle vehicle service using the existing 4WD access tracks;
- Guided walking tours using the designated walking trail;
- Guided stargazing events and tours; and
- Any similar type commercial and guided activities.

As described in the background of this application report, each individual business operator will need to obtain a Permit from the Shire, prior to the operation commencing. The Shire will manage the number and types of businesses that can use the MTB Park, with a 'first in, best dressed' approach. It will also manage the number of vehicle shuttle services that can operate on the MTB Park to ensure that traffic and safety issues do not arise (as the vehicle access tracks are not currently designed for two-way vehicle access).

Access to the MTB Park will via Woolah Rise and business operators will have the opportunity of using the public carpark at the base of the MTB Park. The future trail head precinct will be located at the end of Woolah Rise at the base of the MTB Park, and will contain car parking for visitors, toilet facilities and trail information. **Attachment 1** contains a plan of MTB Park and facility locations. At present, the MTB Park will be open 24 hours a day, 7 days a week, except for times when the Shire has closed the Park in accordance with its Emergency Management Plan (i.e. when trails aren't considered safe, bushfire in the area, extreme weather events or emergency on the MTB Park). Operating days and times for private operators will be determined as needed, and are able to be restricted and regulated through individual Permits. All Permit applications will have consideration for neighbours and other MTB Park users and any potential impacts mitigated and managed as much as possible through conditions on the Permit. Notwithstanding any Permits granted to private operators, the general public will always have access rights to the MTB Park and facilities.

Statutory Planning

Zoning & Land Use

The MTB Park is located on Lot 6 Woolah Rise and the adjacent Lot 3874. Lot 6 is zoned Townsite R10/30 under LPS 6, and Lot 3874 is zoned Agricultural Resource.

The proposal to allow private operators to utilise the MTB Park to run tours and activities should be classified as 'Recreation – Private' under LPS 6, which is defined as:

means premises used for indoor and outdoor leisure, recreation and sport which are not usually open to the public without charge.

Recreation – Private is a 'D' use in the Townsite zone and an 'A' use in the Agricultural Resource zone, meaning Development Approval is required and is granted at the Shire's discretion after giving special notice (public advertising) in accordance with Clause 64 of the deemed provisions (under the *Planning and Development (Local Planning Scheme) Regulations 2015*).

Landscape Protection Special Control Area

The eastern portion of Lot 3874 falls within the Landscape Protection Special Control Area (SCA) under LPS6. The overarching objective of the SCA is conserve and enhance the character of the significant landscape area. The MTB Park, and proposed Private – Recreation use, is consistent with the aims of the SCA as it protects and enhances the significant vegetation and rural character of the Bindoon hill, a significant viewing point in the Shire.

Some loss of vegetation associated with the construction of trails will be offset by planting of new vegetation to the satisfaction of the Department of Water and Environmental Regulation, as per the conditions of the Clearing Permit. The impact of this application for private operators to use the MTB Park will not have any impact on this SCA and landscape values of the area, as these uses will be consistent with the general permit uses of the MTB Park.

Bushfire Safety – State Planning Policy 3.7-Planning in Bushfire Prone Areas

The site is located within a designated bushfire prone area as determined by the Fire and Emergency Services Commissioner. State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7) is the primary Policy that guides decision-making in regards to bushfire safety and safety of the users of a development. The principles of SPP3.7 have been given a high level of regard when developing the MTB Park as the site would be considered to have a 'High' bushfire risk and a Bushfire Attack Level classification of Flame Zone. The mobile nature of the users of the MTB Park and the MTB Park itself not having physical infrastructure facilities or amenities that promote lengthy stays (i.e. accommodation or restaurants) warranted a focus on user awareness of bushfire risks and potential closure of the MTB Park in extreme weather conditions. This is further deemed the appropriate response as the standard response to bushfire mitigation in SPP3.7 includes vegetation removal and provision of firefighting water was not considered suitable for this development given the terrain and the emphasis on protecting the natural environment.

The Bindoon MTB Park Emergency Management Plan (EMP) has been developed which prescribes events when the MTB Park may be closed and this includes if a bushfire is in the area and if there is an extreme weather event. These closures will be communicated to potential users through several different means including media and signage on site. A copy of the EMP is included as **Attachment 2**. Bushfire is one risk associated with using any vegetated public space (whether State or Local Government managed), including mountain bike parks. The Shire has conducted investigations with

relevant stakeholders and other authorities managing mountain bike parks and there is a consensus that when using these publically available spaces, there is a level of responsibility on the user themselves to assess the risks. While the Shire has implemented measures and strategies within the EMP that attempts to mitigate the risks on the user, it is expected that risk management (including the risk of bushfire) is placed predominantly with the user. The Shire's obligations extend to making its potential users aware of the risks, as best as it can.

This application to permit private businesses to use the MTB Park falls under the same principles as above where the business operators assume the inherent risks of using a public space, and will be required to make themselves aware of the EMP and the risks on their customers associated with their business and usage of the MTB Park. It is likely that if a private business operator is granted a Permit to use the MTB Park, they will be advised of the EMP and the associated risks of using the Park through this process.

Environmental Impact

The Bindoon MTB Park contains area of native vegetation that is of a good quality and also areas of remnant grazing land. In developing the MTB Park, the Shire has extensively liaised with the Department of Water and Environmental Regulation and obtained the necessary clearing permit for the limited clearing required to construct the trails. In addition, the Shire will be revegetating close to 6ha of the remnant grazing land back to a more natural vegetative condition.

This proposal for private operators to use the MTB Park will be on the condition that the natural vegetation and any revegetated areas are not disturbed or impacted. The private operators will need to only use the access road and trail infrastructure that the Shire has already developed. Any proposals by private operators for use of the MTB Park in areas that are not specifically designed for public use will be assessed on their merits through the Permit application process, with a high regard for protecting the natural environment.

Shire of Chittering Local Government Property and Public Places Local Law 2023

In order to operate private tours within the Bindoon MTB Park, operators will be required to obtain a permit under the *Local Government Property and Public Places Local Law 2023*. This is due to the MTB Park being local government owned and managed land, and dedicated as a public space. The Permit process will include the ability for the Shire to assess each individual business proposal and determine the appropriateness of the business for the MTB Park. Upon application for a Permit, the Shire will have the discretion to grant a permit, refuse a permit or grant a permit with conditions depending on nature of the proposal.

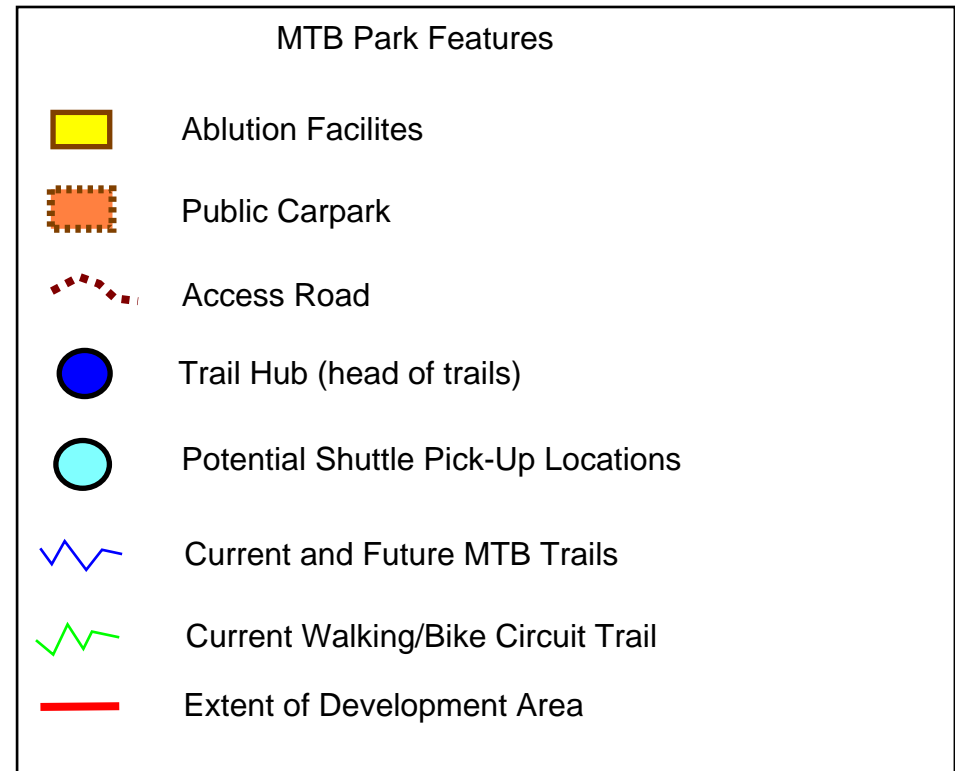
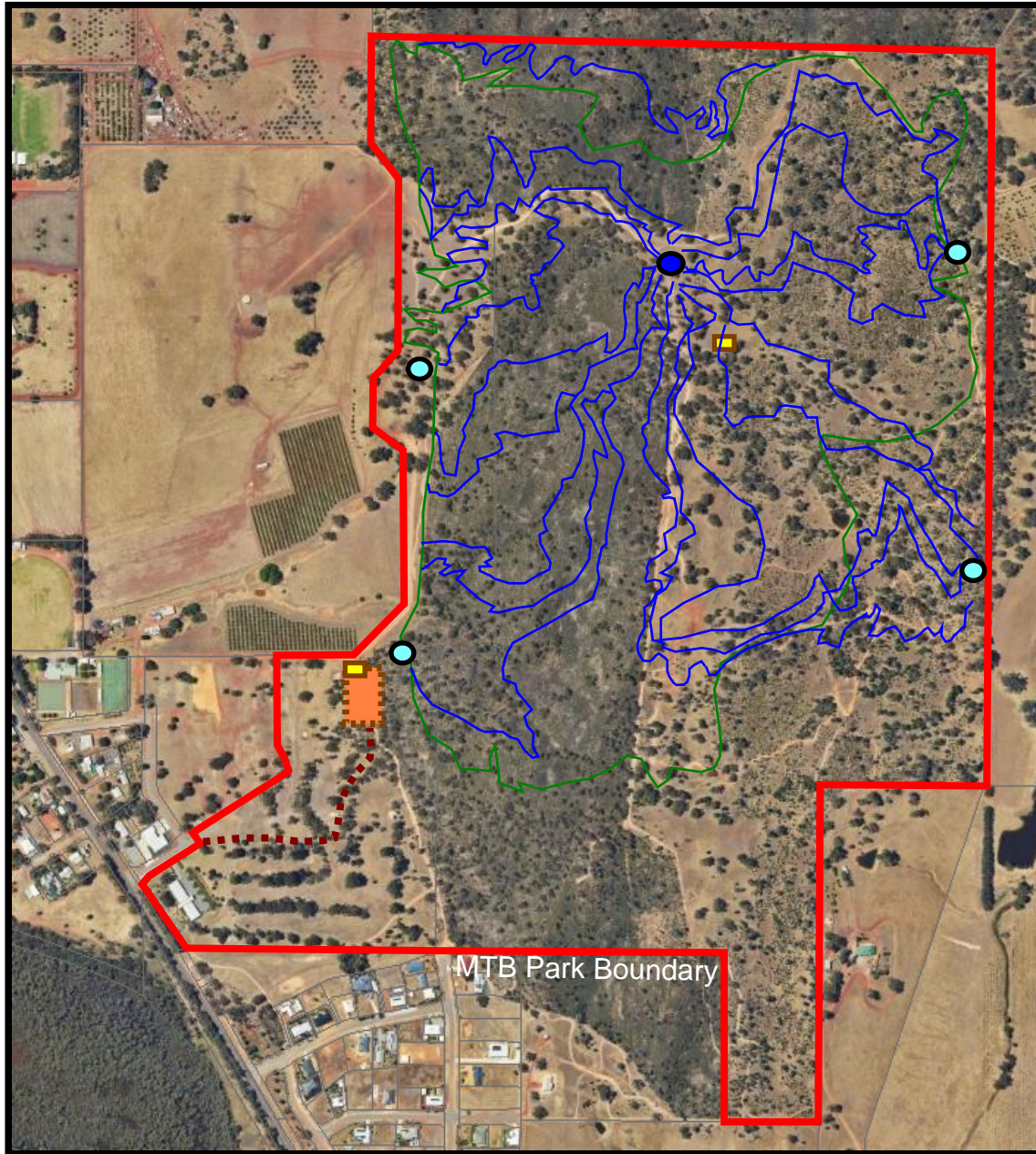
An application form, standard Permit notice and guidelines for the Permit assessment process is currently being developed by the Shire. There is a clear intent however, that the MTB Park will primarily remain open and accessible to the public, with any proposed businesses operations to be secondary and to not interfere with the public's use of the MTB Park.

Conclusion

This application is for the development approval over Lots 801 and 3874 (No. 6) Woolah Rise, Bindoon for the operation of private businesses operating under the 'Recreation-Private' land use. A Development Approval granted in this instance will streamline the opportunities and approval requirements for private operators to use the MTB Park, with an expectation that this will generate further activity and interest in the Park, and the Bindoon locality.



Attachment 1 – Development Plan





Attachment 2 – Emergency Management Plan



BINDOON MOUNTAIN BIKE AND ADVENTURE PARK EMERGENCY MANAGEMENT PLAN

Document status:

Version	Date	Author	Comments
Draft	23 March 2023	Three Chillies Design	Draft for discussion
Final	26 February 2024	Scott Clayton	

Acknowledgements

The authors of this report would like to acknowledge that this report was conducted on Yued Noongar Boodjar and pay respect to all Noongar people and elders, past and present and emerging.

We would like to acknowledge the significant contribution of the Shire of Chittering.

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1 Introduction

1.1 Project background

The Bindoon Mountain Park has been designed to align with the Australian Mountain Bike Management Guideline principles, where possible, to ensure that a quality benchmark level development can be delivered to the broader West Australian mountain bike market segment. The size and topography of the subject site allows for a broad range of trail networks and trail difficulties to be included, essential to creating a marketable mountain biking and adventure product which can be used as a stimulus to the local tourism landscape by value adding to existing product and event schedules in the Shire of Chittering.

1.2 Site Summary

The Bindoon Mountain Bike Park covers approximately 90 hectares. The property boasts an expansive 70-metre-high hill overlooking the Bindoon town centre, orchards, lakes, valleys, farmland, and the Julimar State Forest. The property forms an irregular shape, having a relatively steep topography throughout with a ridgeline extending through the centre of the site on a north to south alignment. The soils have a high gravel content, and the western side of the ridgeline is vegetated, whilst the eastern side has been partially cleared for grazing purposes.

The key arterial road to the property and Bindoon township from Perth is the Great Northern Highway (Highway 95). The recently completed NorthLink WA Tonkin Highway extension allows greater access from the Perth metropolitan area within 55 minutes and has significantly reduced the time to Bindoon from major Perth hubs. Electricity, town water and telephone services are available at the south eastern corner of the property at Myrtle Way. There are no established built formations on the property except for a telecommunications tower (Optus Mobile Pty Ltd, Vodafone Network Pty Ltd) located on the northern end of the hill's crest.

1.3 General Guidelines for the Bindoon Mountain Bike and Adventure Park

- Riders are responsible for their own safety on the trails.
- Riders ride the trails at their own risk.
- Rider's have right of way on the trails, walkers must give way.
- There is no potable water available at the Bindoon Mountain Bike Park.
- All trails are one way only for riders, except for the "Shearing Shed Link" trail.
- Chinkabee Trail and Shearing Shed Link are dual use and are two-way trails for walkers.
- Riders are expected to stay on the trails.
- Riders are expected to take out of the trail network, anything they take in including rubbish and food waste.
- No Smoking.
- No Alcohol.
- No camping or overnight parking at the trailhead.
- No unauthorised vehicles, motor bikes or ATV's on any of the trails.
- No electric powered assistance bikes greater than 200 watts without a pedal assist system on the trails.
- Public toilets are available in Bindoon.
- No fires permitted.

2 Rider Safety

2.1 Before you ride

- Check the weather forecast for the area
- Let Someone Know Your Plans
 - Let friends and family know you are riding at Bindoon and the trails you are riding
- Have adequate equipment including bike, helmet, appropriate footwear and clothing not just for riding but for the expected weather conditions.
- Ensure you have enough water – there is no water available at the Bindoon Mountain Bike and Adventure Park.
- Have a clean bike – to stop the spread of Phytophthora dieback, disease and weeds in the area.
- Understand basic trail etiquette and be courteous to other trail users.
- Read the trailhead information and understand the meaning of the Emergency Markers.

2.2 Safety on the Trails

Riders riding the Bindoon Mountain Bike and Adventure Park trails.

It is the responsibility of the Shire of Chittering to ensure the trails are well maintained for riders and as a result we may close trails at short notice. You will find more information on safety under Emergency Management.

Your safety is your responsibility, ride to your ability.

It is highly recommended to have an emergency app, such as Emergency plus, installed on your phone to assist in accurately determining your location in the event of an emergency.

Disclaimer: Sporting activities on the Bindoon Mountain Bike and Adventure Park Trail Network may be dangerous and may result in injury or death to the person, and/or property loss or damage. Users participating and spectators viewing these activities do so at their own risk. To the extent permitted by law, Shire of Chittering excludes all liability, including but not limited to liability for personal injury, death, property damage, property loss, and consequential loss or damage of any kind arising from the use of and/or entry to Bindoon Mountain Bike and Adventure Park Trail Network, whether in contract, by negligent act or omission, or any other tortious action.

2.3 For your safety and comfort

- Always wear a helmet.
- Ensure your bike is in good working order and suitable for the style and grading of the trail.
- Wear additional protective equipment e.g., gloves and glasses, consider a full-face helmet and body armour.

- Plan your ride for the most suitable season and/or daily weather conditions.
- *In an Emergency: Call 000*

2.4 Mountain Biker’s Code

Table 1 – Mountain Biker’s Code (Western Australian MTB Management Guidelines)

MOUNTAIN BIKER’S CODE		
SAFETY	Be prepared	<ul style="list-style-type: none"> • Check trail conditions • Tell someone your plans • Take enough water, food, spares, tools, clothes and first aid
	Know yourself, your bike and your trail	<ul style="list-style-type: none"> • Check your bike, helmet and gear • Read the trailhead and choose your trail • Ride within your skills and abilities
ENVIRONMENT	Respect your trail and the environment	<ul style="list-style-type: none"> • Follow signage • Stay on track and don’t take shortcuts • Protect wildlife and plants • Take rubbish home • Prevent spreading dieback: keep your bike and gear clean
ATTITUDE	Make it a good experience	<ul style="list-style-type: none"> • Share the trail • Pass safely and courteously • Help others out

2.5 Keep Your Bike Clean

Please bring only a clean mountain bike to ride on the trails. This reduces the risk of spreading Phytophthora dieback, pathogens and weeds throughout the Network and contaminating other areas where you ride.

3 EMERGENCY PLAN

3.1 What trail are you on? Emergency Access

All trails are marked with their trail name and trail difficulty classification to inform riders to make sound choices on which trail to ride.

There are several designated access points for emergency services in the Bindoon Mountain Bike Park Trail Network. Knowing what trail you are on, and how far in you think you are will assist if you need help.

Emergency Services have the relevant maps and access points in case of an emergency. This will help emergency services to determine the best and safest way to access someone and what method they will use. Mobile reception may be poor on some trails.

Emergency Strategy	Location
Call for Emergency Services	Most areas within the trail network have good phone reception.
Emergency Muster Point	At the bottom trailhead carpark.
Helicopter Landing Point	There is an area at the top of the hill, accessible by helicopter. The other landing point is the Bindoon oval.

3.2 Procedures to Obtain Ambulance Assistance

1. Dial 000 or Mobile 112
2. If no response on 112: Move to an area with mobile coverage
3. Follow directions outlined below

000 Operator Questions	Callers Response
Police, Fire or Ambulance	<p>Police, Fire or Ambulance as required</p> <p>Nearest ambulance: St John Ambulance Chittering / Gingin Volunteer Subcentre, 3 Koomal Street, Bindoon</p> <p>Nearest Police: Gingin Police, 4 Constable St, Gingin</p> <p>Nearest Fire Service: Bindoon Volunteer Bushfire Brigade, 10 Edmonds Place, Bindoon</p>
Town	Bindoon, WA, 6502
Address	<p>Bindoon Mountain Bike Park</p> <p>6 Woolah Rise, Bindoon</p>
Nearest Junction	Great Northern Hwy and Woolah Rise
Local Government Area	Shire of Chittering
Nature of the problem	<p>Describe the accident event, number, age and condition of the casualty / casualties, possible injuries.</p> <p>Are they still breathing, are they conscious?</p>
Where is the accident	<p>Pinpoint your location using Emergency + App (See Section 3.4).</p> <p>What trail you are on and how far in you think you are in.</p>
Your name and mobile phone number	

1.1 Ambulance Access

Access to the mountain bike park shuttle road is currently from Woolah Rise, Bindoon.

The shuttle road and firebreaks within the park are currently 4wd access only and are closed to the general public.

1.2 Riders Emergency Action Plan

Emergency Information

In the event of an emergency call 000 or Mobile 112

Injured Person

If you or someone else is injured:

1. Check for danger to prevent injury to yourself and others
2. Have someone go up the track to warn and slow any oncoming riders
3. Apply first aid to the injured person
4. Call 000 or Mobile 112 or send someone to find a mobile signal and call
5. Pinpoint your location using **Emergency +** App for android and iPhone. Use the coordinates from **Emergency +**
6. Stay with the injured person; only move the injured person if they are at risk of further harm
7. Protect the injured person from heat and cold exposure
8. Relay any changes to the injured person's condition to emergency services
9. When emergency services arrive follow their instructions

Lost/Separated

If you are lost or separated:

1. Stop and find a safe comfortable place to rest, collect your thoughts, drink if required.
1. Attempt to ring the members of your group. If you have no phone service, move uphill, remembering where you came from.
2. If you are unable to locate your group, and if it is safe, head uphill (or until you can see Bindoon townsite). You can then continue uphill to the telecommunications tower and trailhead, or downhill to the loop trail and westerly towards the town and caravan park.
3. Do not continue if you do not know which way is the correct way.
1. Depending on the time of day, your fatigue levels, water/food, your morale, and willingness to continue it may be better to call for help than to continue.
2. Pinpoint your location using **Emergency +** App for Android and iPhone. Use the coordinates from **Emergency +**

If someone from your group is lost or separated:

1. Stop and recollect when you last saw the lost member of your group. Keep your group together.
2. Attempt all obvious means of reconnecting with the missing person by calling their phone and shouting their name.
3. Work out a plan to search the last known place the missing person was seen, without creating more separated people.
4. If your group has no means of communication, it may be safer to keep the group together rather than separate.

5. Be aware of changing weather, failing daylight and the welfare of the missing person, and consider calling emergency services early rather than later.

Caught in a Bushfire

Bushfires occur every summer in Western Australia.

If there is a notice advising of fires in the area – radio, website, social media, signage then **follow directions and do not use the trails.**

1. Seek shelter from the fire and seek a cleared area upwind, and downhill, from the fire and observe what the fire is doing. Fires travel faster uphill than downhill, and there is less fuel for fires in the surrounding farmland than on the hill at Bindoon.
2. If you are caught in a bushfire, your phone (or EPIRB, beacon, etc.) will be vital. Pinpoint your location using **Emergency +** App for android and iPhone. This can be relayed to emergency services.
3. Work out where you are exactly and then contact police and emergency services to give them your location. Use the closest Trail Emergency Marker number to pinpoint your location.

4 NETWORK INFORMATION

4.1 Access

There are two trailheads within the Bindoon Mountain Bike Park.

All trailhead access is from Great Northern Hwy via Woolah Rise.

Trailheads

The trailheads have:

- Detailed maps, trail and emergency information.
- Shuttle information.
- Car parking, day use only.
- Please note, there is no drinking water available, please bring your own.
- As this is a natural area, anything that is taken into the area please take back out again.
Practice minimal impact techniques

4.2 Trail hazards

If you see something that requires attention, a tree down or some other type of hazard, contact us via email:

chatter@chittering.wa.gov.au or ring Shire of Chittering on (08) 9576 4600

4.3 Trail Closure/s

As the managers of the trails, Shire of Chittering reserve the right to close the trail(s) at their discretion. Times when we may close the trails include:

- When they are considered not safe
- When there is a bushfire in the area
- When there is a severe weather event
- There is an emergency on the trails or in the location of the trails

When trails are closed, Shire of Chittering will erect signage, close access gates and use Social Media and the website to alert you to the closures.

4.4 Trails Information

NAME	GRADE	TYPE	STYLE	CLASSIFICATION	LENGTH
Chinkabee Trail	 Green Loop	XC/Walking	Open	Green Circle	5,223
Shearing Shed Link	 Green Link	XC/Walking	Open	Green Circle	231
Cowslip	 Green Downhill	XC	Flow	Green Circle	1,470
Flock Yes	 Blue Downhill	XC/AM	Flow	Blue Square	1,502
Black Sheep	 Black Downhill	XC/AM	Flow	Black Diamond	941
Ewe-Turn	 Blue XC Climb	XC	Open	Blue Square	1,443
Ten 80	 Blue Downhill	AM	Flow	Blue Square	1,229
Doon Hill	 Black Downhill	AM	Technical	Black Diamond	959
Ewe-Choose	 Blue XC Climb	XC	Open	Blue Square	944
Daniel's Downhill Duo	 Blue Slalom Race	Dual Slalom Race	Flow	Blue Square	209

Table 2 - Overview of Network Trails

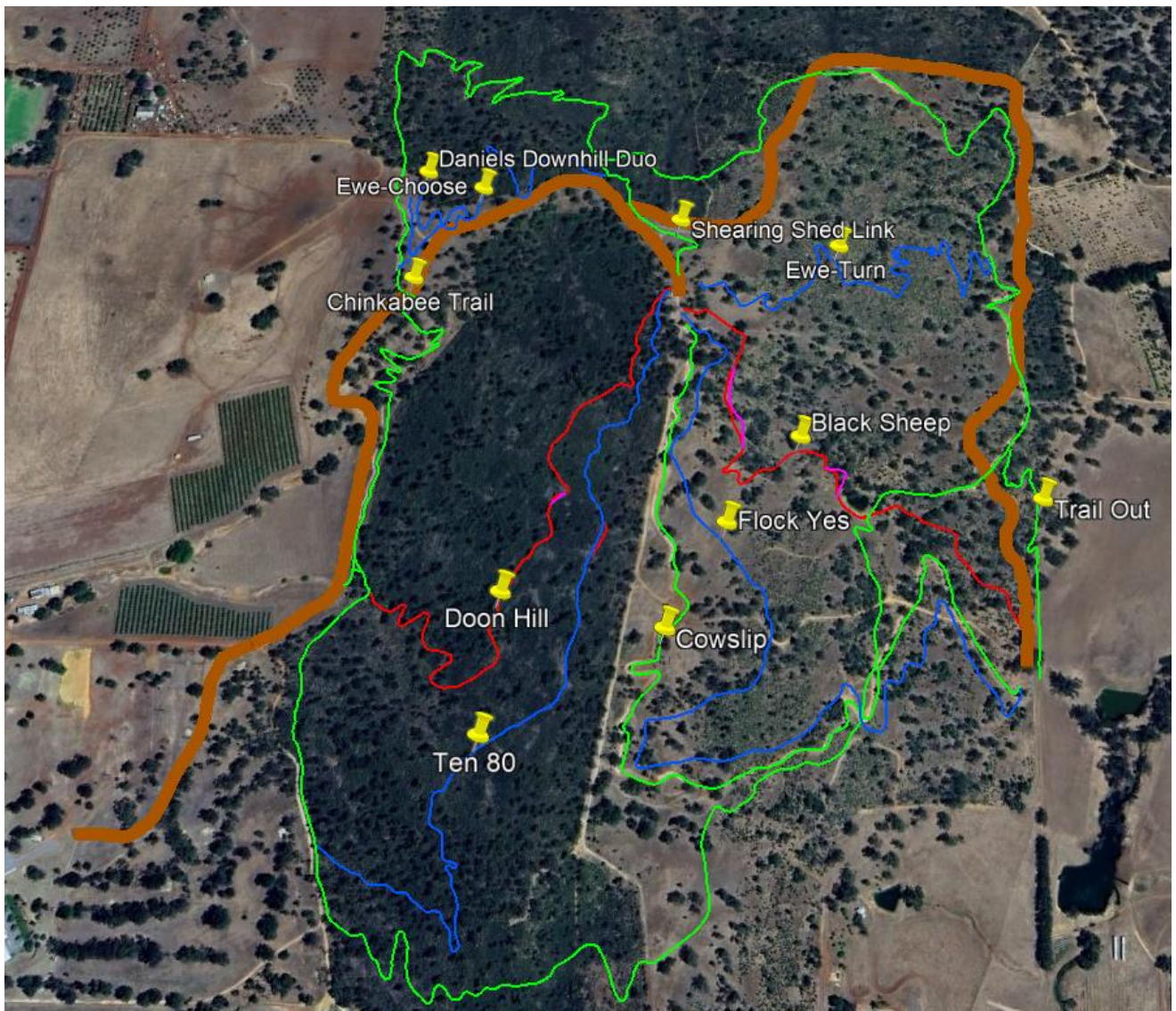


Figure 1 - Overview of Trail Network at opening of Stage One

5 CONTACTS

5.1 Emergency Contact

Emergency services in the Shire of Chittering and surrounds are volunteer run, so it is best to contact 000 (or 112 – international emergency services number) if assistance is required.

Ambulance, Fire, Police 000

5.2 Shire of Chittering

Telephone: (08) 9576 4600
 Email: chatter@chittering.wa.gov.au
 Website: www.chittering.wa.gov.au

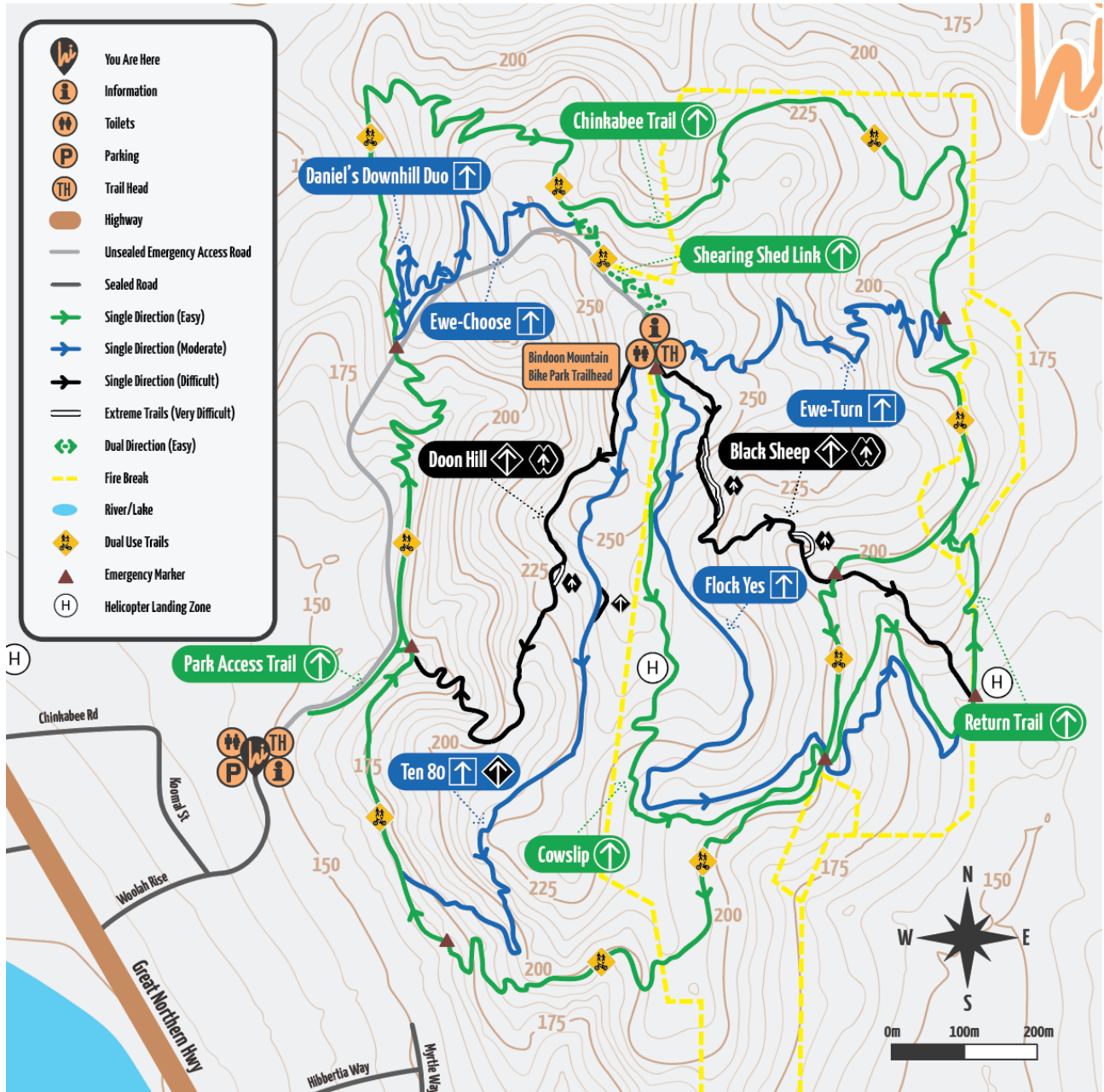
5.3 Social Media

Facebook: <https://www.facebook.com/ShireofChittering>

Website: <https://www.chittering.wa.gov.au/>

6 APPENDICES

6.1 Stage One Emergency Marker Locations






Attachment 3 – Application for Development Approval

APPLICATION FOR DEVELOPMENT APPROVAL

Applications can take up to 60 days without advertising, 90 days with advertising.

Owner Details				
Name	Shire of Chittering			
Address	6177 Great Northern Highway, Bindoon			
ABN (if applicable)				
Contact Details	Home Phone		Work Phone	(08)9576 4600
	Mobile Phone		Other	
Contact person for correspondence	Melinda Prinsloo - CEO			
Email address for contact person	chatter@chittering.wa.gov.au			
Signature			Date	11/3/2024
Signature			Date	
<p>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the <i>Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2)</i>.</p>				
Applicant Details (if different from owner)				
Name	As above			
Address				
Contact Details	Home Phone		Work Phone	
	Mobile Phone		Other	
Contact person for correspondence				
Email address for contact person				
The information and plans provided with this application may be made available by the Shire of Chittering for public viewing in connection with the application			<input type="checkbox"/> Yes <input type="checkbox"/> No (explained on page 2)	
Signature			Date	
Property Details				
Lot Number	801 and 3874		Street Number	
Street Name	Woolah Rise		Locality	Bindoon
Nearest street intersection		Woolah Rise and Great Northern Highway		
Location No.	Diagram or Plan No.	P175546 & P423293	Certificate of Title Vol. No.	Folio
Title encumbrances (e.g. easements, restrictive covenants)		Not Applicable		



Community Survey & Location Assessment Dog Exercise Areas in the Shire of Chittering May 2024

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Project Plan

Date	24 April 2024	Release	
Author	Jake Whistler, Executive Manager Development Services		

Revision History

Version Number	Date	Reason/Comments
1.0	12 March 2024	
1.1	24 April 2024	Updated with additional location

COMMUNITY SURVEY & LOCATION ASSESSMENT – Dog Exercise Areas in the Shire of Chittering

1. Assessment Details

The Shire is undertaking the necessary assessment for future dog exercise areas within the Shire of Chittering in line with population growth and demand, and informed by the results of a community survey. This assessment is a review of available open spaces within the Shire of Chittering and determining their suitability to be used as a dog exercise area.

A dog exercise area is a dedicated area that has appropriate fencing and gates that can allow dogs to exercise off a lead and socialise with other dogs. It is typically a local government managed facility that any person can use with their dogs, free of charge, at any time of the day.

The size and types of dog exercise areas are simply based on the local government's desire to meet the community's needs with no regulatory criteria to meet. However, some elements of a typical dog exercise area employed by other Local Governments include:

- Sufficiently high (1.8m) cyclone fencing with double gates (to prevent escaping dogs);
- Shade for dogs and owners (whether natural vegetation or shade structures)
- Seating for owners
- Play elements for dogs
- Car parking (either formalised or simply an allocated area) that doesn't compromise road safety
- Potable water access for drinking fountains for dogs and owners
- Additional landscaping
- Signage (rules and liabilities)
- Dog poo bags and dispensers

1.1 Background

In response to ongoing feedback from the public and the adoption of the Shire of Chittering's Dog Local Law in 2023, Development Services has been reviewing the need for formalised dog exercise areas.

As part of the 2023/2024 budget adoption, \$61,500 was included for expenditure on a new dog exercise area. A community survey was developed with responses received to inform the need for such a facility and the most appropriate location. Due to the timing of the community consultation and in conjunction with the mid-year budget review, this project was considered more appropriately progressed within the 2024/2025 financial year. It would also allow the Shire to conduct a thorough review of the need for the dog exercise area and review all potential locations.

The purpose of this plan is to inform Council on the outcome of the community survey and identify appropriate locations that a dog exercise area can be built.

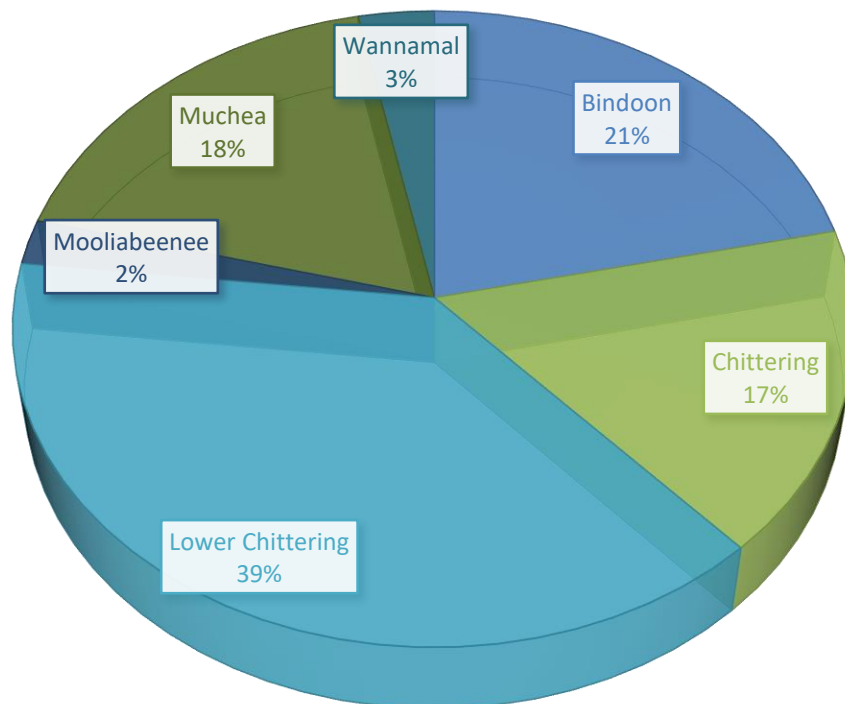
PROJECT PLAN – DOG EXERCISE AREAS

1.2 Survey Consultation

The Shire of Chittering conducted a survey of residents which commenced on 1 September 2023 and concluded on 27 October 2023. The survey asked six questions:

1. *What locality do you live in?*
2. *Do you own any dogs? If yes, how many dogs do you own?*
3. *If there was a dog exercise area in your locality, would you use it? How often?*
4. *If there was a dog exercise area in your locality, would you use any of the following facilities:*
 - a. *Large Dog Area*
 - b. *Small Dog Area*
 - c. *Sitting area with shade*
 - d. *Other:*
5. *Would you travel to use a dog exercise area in another locality? If yes, how far would you travel (either in Km or minutes driving)*
6. *Please provide any other suggestions or comments that may help us determine the need for dog exercise areas within the Shire of Chittering*

In the Shire of Chittering, approximately 1404 properties have dogs registered to them. The largest percentage of dogs in the Shire reside in Lower Chittering, followed by Bindoon. With future subdivisions in the Lower Chittering and Chittering areas, these numbers are only set to increase in the future. The below pie graph illustrates the distribution of dogs across each locality.

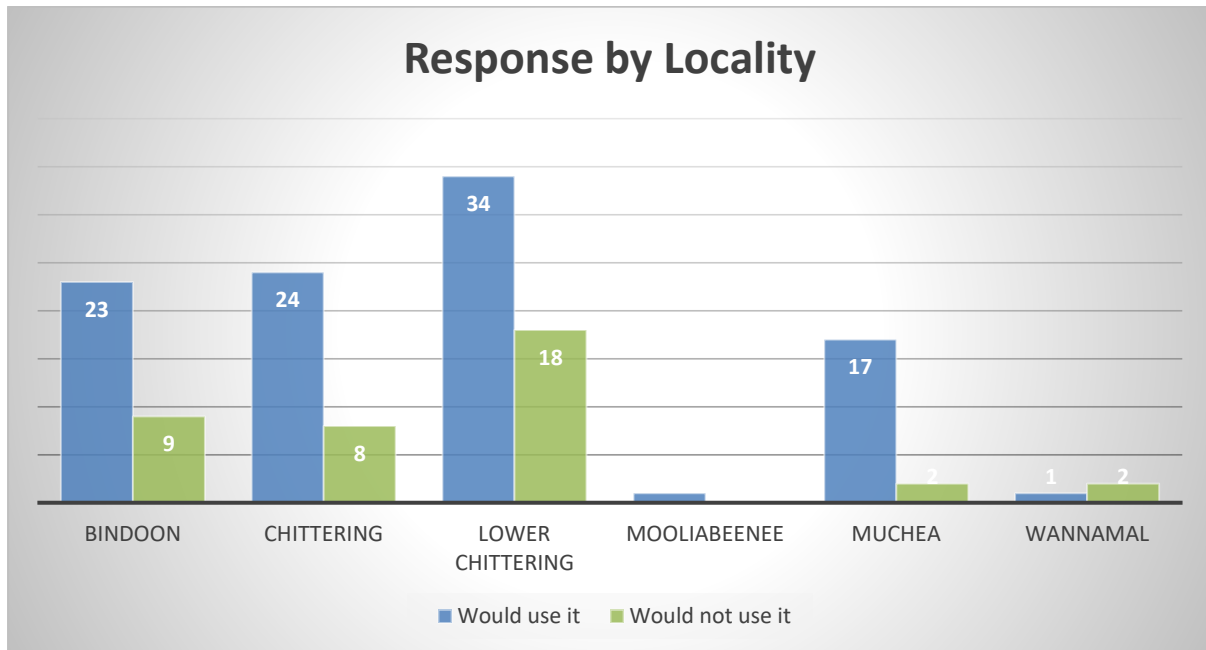


PROJECT PLAN – DOG EXERCISE AREAS

Survey Results

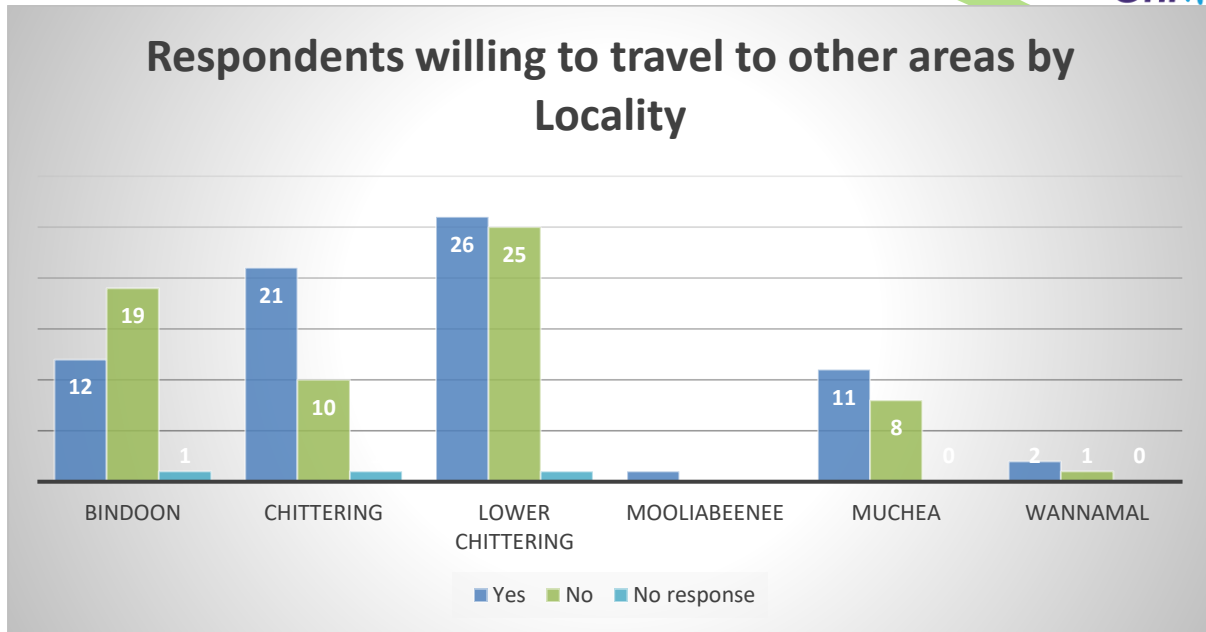
At the end of the survey period the results were analysed. The Shire received a total of 139 responses. All survey responses were received via the online survey facility. A hard copy version had been made available to the public, the Shire did not receive any responses via this method.

Overall, 72% of all survey participants stated that they would use a dog exercise area. The graph below depicts the amount of responses by locality and whether a fenced dog exercise area will be used. Responses from Lower Chittering were the highest at a total of 52 with the lowest from Mooliabeenee at only one.

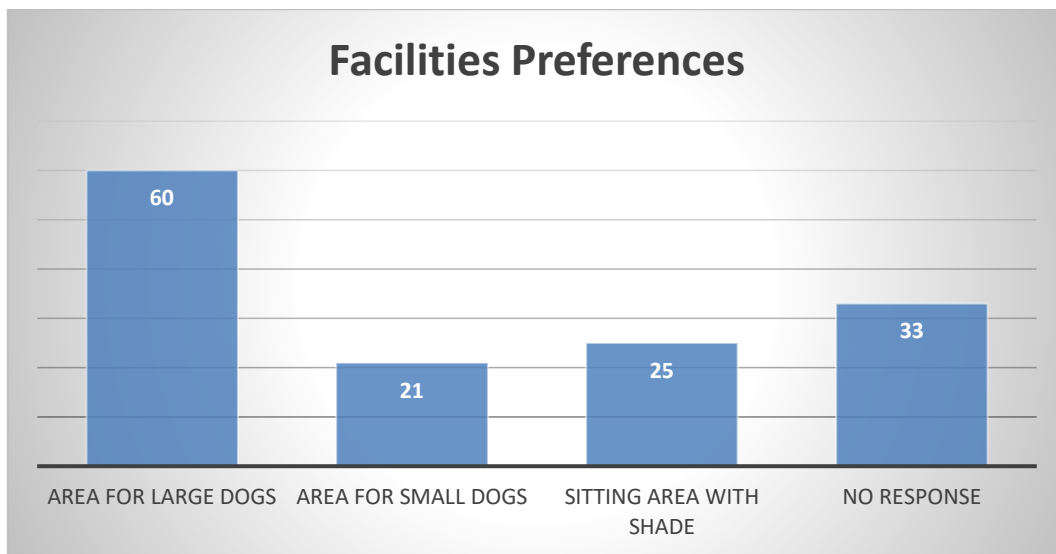


In response to question five, there was a marginal vote overall with only slightly more than half of survey participants willing to travel to a dog exercise area - 52.5% - with 45.3% unwilling and 2.2% providing no response.

PROJECT PLAN – DOG EXERCISE AREAS



In regard to the facilities users would prefer at a dog exercise area, the majority of responses indicated a preference for large dog areas.



Survey Conclusion

Residents in the more highly populated localities of the Shire are interested in having designated areas to exercise their dogs. If the Shire were to invest in installing a dog exercise area, it would make the most sense to choose a location in Lower Chittering, Chittering or Bindoon as the interest is greatest in these localities. Additionally, only just over half of the survey respondents are actually willing to travel, so prioritising a location in one of these areas would be logical.

PROJECT PLAN – DOG EXERCISE AREAS

1.3 Locations

On 14 December 2023, Shire officers conducted site visits for potential locations for dog exercise areas in the Shire. Each site was assessed for its suitability and existing infrastructure.

MUCHEA

Lot 20 Archibald Street

- Central in Muchea Townsite
- Close to houses so may require further consultation with nearby residents
- Street parking available and substantial trees for shade
- No reticulated potable water available
- Potential compliance issue with neighbouring property appearing to store items on lot.
- Large volume of clean up required.

Overall assessment

Location would require substantial work to bring site up to a safe and reasonable standard for use. No existing reticulated potable water source would make rehabilitation difficult and increase project costs. Site is also located next to the oval where dogs can be walked on lead.



PROJECT PLAN – DOG EXERCISE AREAS

Sandown Park

- May be available space outside of Pony Club lease area in northern portion of lot
- Would need consultation with Pony Club. Possible issues with dog/horse interactions
- Appears to currently be used by Pony Club
- No reticulated potable water
- Limited shade trees
- Parking may be a potential issue with multiple user groups (Pony Club and Fire Brigade).

Overall assessment

Having a dog exercise area close to an area heavily used by horses and their owners could cause further conflicting social issues.



PROJECT PLAN – DOG EXERCISE AREAS

John Glenn Park - East

- Central to Muchea Townsite
- Isolated from houses
- Close to playground facilities
- Possible road safety issues with users walking between playground and dog exercise area
- Low speed traffic
- Appears to be a bore onsite

Overall assessment

A reasonable location for a dog exercise area. Fencing would have to be of a high standard and a parking area would need to be built. If the bore is not accessible, no existing water source would make maintenance difficult and increase project costs.



PROJECT PLAN – DOG EXERCISE AREAS

LOWER CHITTERING

Caladenia Close Reserve

- Large vacant space
- Accessway existing but needs more formal parking area
- Static water supply nearby – may not be usable for park.
- Dry and sandy ground
- Close to houses so further neighbour consultation may be required
- Road parking available.

Overall assessment

Location would require substantial work to bring site up to a safe and reasonable standard for use. No existing potable water source would make reticulation difficult and increase project costs. Site is also a part of future plans under the Sport & Recreation Plan.



PROJECT PLAN – DOG EXERCISE AREAS

Lower Chittering Hall

- Limited to no free space
- Oval can be considered for a future 'off-lead area' (as it's rural), but playground may need to be fenced. May not need any formal designation, just appropriate signage for the public

Overall assessment

Location is already used to exercise dogs informally. No room for a designated fenced dog exercise area.



PROJECT PLAN – DOG EXERCISE AREAS

Sussex Bend Park

- Large open space not currently in use
- May require additional parking area.
- Good potential location in Lower Chittering
- Enough separation from playground to avoid interactions between kids and dogs.
- Access to services already existing at the park
- Potable and non-potable water supply available

Overall assessment

A good location for a dog exercise area. Location will be accessible to Chittering residents when Guernsey Rise is fully developed and can service both Lower Chittering and Chittering (extension of Maddern South Road). There is additional infrastructure to attract residents to Sussex Bend Park. A nature play area has been earmarked for this space as part of endorsed 'Aspirational Plan' endorsed by Council, which can also integrate with a dog exercise area. The eastern area of this space does get subjected to some water logging in winter time which will need to be taken into consideration when designing the dog exercise area.



PROJECT PLAN – DOG EXERCISE AREAS

CHITTERING

Wildflower Ridge Estate

Discussions being held with the Developer to potentially provide small dog exercise area as part of the Public Open Space.



PROJECT PLAN – DOG EXERCISE AREAS

Lot 1002 Wisteria Way

- Large vacant space
- Existing picnic tables
- No infrastructure, but room for formal parking area
- No potable water available
- Could service both Chittering and Lower Chittering

Overall assessment

May not be needed if a dog exercise area is developed in Wildflower Ridge due to proximity. Location would require substantial work to bring site up to a safe and reasonable standard for use. No existing water source would make reticulation difficult and increase project costs.



PROJECT PLAN – DOG EXERCISE AREAS

BINDOON

Edmonds Place

- Historical dog exercise area within Bindoon Townsite
- Location could suit local community and passing travellers
- Existing gravel car parking area
- Established trees for shade
- Existing grass over entire area (may need additional reticulation to maintain in Summer)
- May not need to re-advertise to neighbours as it is an historical exercise area

Overall assessment

Upgrading this park to have fences and reasonable infrastructure for dog exercise activities would enhance the location and encourage activities that have been permitted here for some time. This dog exercise area could also service northern locality residents and travellers passing through Bindoon



PROJECT PLAN – DOG EXERCISE AREAS

Lot 53 Hibbertia (Bindoon Vista POS)

- Vacant, close to town, purpose for recreation
- Reticulated water would need to be connected (not budgeted to that extent)
- No existing parking opportunities
- May sterilise opportunities to tie in with MTB Park trail head
- Further consultation with nearby residents would be recommended

Overall assessment

Close to Edmonds Place and would require extra budget for parking and other infrastructure.



PROJECT PLAN – DOG EXERCISE AREAS

Clune Park - East

- Would benefit travellers who have dogs – popular stopping point
- Existing shade trees
- Existing reticulation and potable water source
- Park benches and playground nearby
- Bindoon’s best open space - may sterilise future plans
- Not much room for a designated dog exercise area

Overall assessment

There is limited space for a sufficient dog exercise area. This space is currently used for events (i.e. farmers markets and ceremonial occasions) which could be impacted.



PROJECT PLAN – DOG EXERCISE AREAS

Clune Park - West

- Currently open space that is only used for BMX track
- Access road into site gets flooded in Winter
- Existing shade trees
- Close to Townsite with ample open space
- Potable water connection would need to be installed
- A car parking area would need to be formalised

Overall assessment

This is a reasonable location for a dog exercise area in the Bindoon Townsite and is not currently being used for any other purpose that would create conflict. As this is an underutilised space, it may feature in future master planning for Bindoon. Lack of current infrastructure and potential upgrades to the access track are the apparent constraints.



PROJECT PLAN – DOG EXERCISE AREAS

2. Costings

The cost required to establish a dog exercise area will vary depending on the location, and the level of facilities and infrastructure wanting to be provided. An estimated cost of \$61,500 was provided in the 2023/2024 budget based on a nominal 3,500m² dog exercise area located at Edmonds Place, Bindoon, which included 270m of fencing, drinking water fountain, seating, signage and improvements to the car parking area.

Council's potential endorsement of a dog exercise area within the Shire, and its location will inform estimated costings to potentially be included within the 2024/2025 budget.

3. Recommendations

The community survey attracted 139 respondents. Shire records indicated that 1404 of the properties within the Shire of Chittering have dogs registered to them. This equates to an approximate participation percentage of 9.9% of dog owners in the Shire. This is only an estimation as the residence of each respondent to the survey is not known.

Of the 139 respondents to the survey, 72% indicated that they would use a fenced dog exercise area. There is an apparent desire for a dog exercise area in all the populated localities of the Shire of Bindoon, Chittering, Muchea and Lower Chittering. Most localities showed some willingness to travel to a dog exercise area (with Bindoon respondents having a stronger preference not to travel). This result is expected as most people would be expected to prefer a dog exercise park within walking distance to their home, however given the nature of these parks across other local government areas, there is an inherent obligation for most people to need to travel by car to access them.

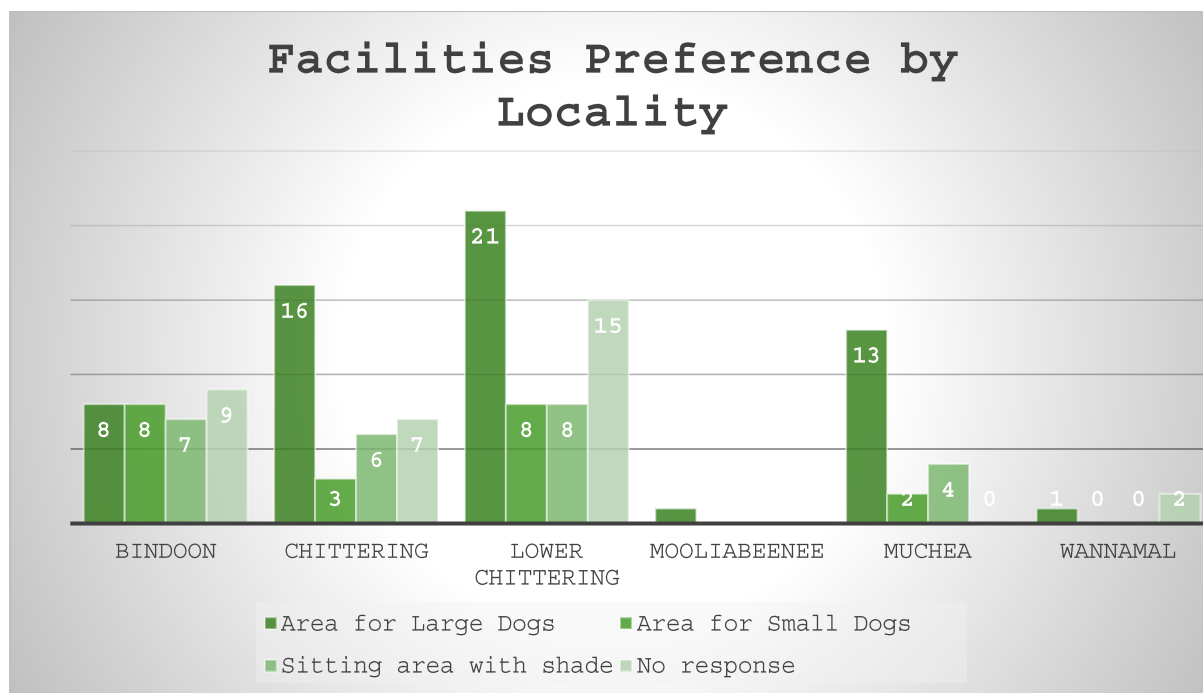
As noted in the Assessment, a small fenced dog exercise area is in the draft plans for the Public Open Space within Wildflower Ridge. This could service the Chittering community and even be within a short driving distance of the residents of Muchea (10 minute drive). At present this could also serve some residents of Lower Chittering being a 15 minute drive from Immaculate Heart College (a quicker drive will be available upon imminent completion of the Chittering Heights subdivision). It is noted however that the dog exercise area in Wildflower will be restricted in size, with a majority of respondents to the survey wanting a dog exercise area that can accommodate large dogs.

Based on the assessment, it is considered that either or the Sussex Bend Park, Lower Chittering or the Edmonds Place, Bindoon location are the most suitable locations that would meet the demand. Both have existing infrastructure that could serve as a solid foundation for a future dog exercise area.

Given the future connection of Lower Chittering to Chittering through the extension of Guernsey Rise through to Maddern South Road (as part of the next stage of subdivision of Chittering Heights), it is considered that a dog exercise area at Sussex Bend would service the largest proportion of the community that showed an appetite for such a facility through the survey. The location has existing infrastructure such as reticulation (which will have an improved water source installed in 2024/2025), ablutions, playground, bbqs and area for car parking. There is potable water available but is limited at this stage. The area is often subject to water logging in winter which would need to be considered at the design stage of a dog exercise area.

Edmonds Place, Bindoon is a location that could service the Bindoon locality and northern residents. It is centrally located in the Bindoon Townsite and has existing infrastructure such as nearby potable water connection, car parking area and shade trees. If reticulation is needed in the summer months this will need to be factored into the design however a level of grass coverage is currently maintained throughout the year without reticulation. It is an historical off-lead exercise area, within walking distance to residential houses in Bindoon and could also service passing travellers with dogs who wouldn't have participated in the survey.

Based on the demand identified in the community survey and the provision of existing infrastructure, it is recommended that the most appropriate location for development of a dog exercise area is Sussex Bend, Lower Chittering. The recommended secondary location for a dog exercise area is Edmonds Place, Bindoon.



Other responses received in relation to facilities included the below:

All of the above
Agility course
All areas I have a large dog, small dog and children
Provided doggy poo bags and bin for disposal. We feel large dogs should be separate from small dogs but would be difficult to provide as the oval is also used for sport.
More worried about other people not having control over their dogs both large and small
Shaded area with bench seats water fountain food trucks and occasional fire works on a Saturday
Area for medium dogs too
With sitting and shade
No
Small dog area and sitting area with shade
My dogs are medium/large breeds so I would prefer the large area and if there was adequate seating and shade within the play area that would be great!
We all have paddocks that they can trot around in what would be more beneficial is walk trails that the family and dog can enjoy - everyone gets exercise then. We used to walk our dog on the firebreaks (one of which was labeled a bridl trail on development plan) But the shire has now locked them and despite calling and asking why no one was ever able to give a reason .
Separate areas. Water play.
Agility area
How about a decent park area for family's to visit and a playground for kids? Dogs here are already on acreage. So many children in this area that have to travel 20+ minutes to access a playground. Dogs are already on acreage for 'exercise' - the suggestion of a dog 'exercise park' is VERY out of touch community needs and residents.
If it was a suitable area to take kids then I would be more likely to use it, so even a dog friendly area with a playground, picnic bbq areas etc

Don't want a dog park would prefer a kids park as I have 3 toddlers that would highly benefit from that far more than dogs as most properties in this area are 5+ acres and the dogs can run around there
An area for both small and large
N/a
No
None
NO
Be perhaps in an area for large dogs but be able to see the small dog area too and then a 'neutral' zone for small and large dogs to mix where owners felt they could, but those who wanted to keep to 'their size' could also.
Wouldn't use it
Closed in Walking track
Please don't waste our money
With shade
We don't need one
Agility equipment
All three of the about would be beneficial - the site could be a segregated multi use area e.g kids playground and dog area. And, if popular a small cafe could be developed.
No
Would be good if the area also had water, pond, dam, river
If there was one, I would love to see a separate section for large dogs and small dogs. From experience even if your large dog is the sweetest, other owners (mainly small dogs) don't always appreciate you been in the same space as them and can be quite rude, aggressive and nasty. Also, I would consider having one extra area designed for more reactive/anxious dogs where owners can take their dogs one at a time or in controlled groups. I would suggest having an alternative entry point away from the main dog park entry gates in this event to avoid anxiety amongst the dogs and potential non ideal interactions. The separate area could also be used for dog training in a more controlled environment without loose dog off lead interruptions.
No because it's a waste of money
A place for all dogs but also an area for smaller dogs to be separated from large dogs, with also seating and shade
no
Higher fencing, such as minimum 1.6m height for large breeds
No because it's a waste of money when we live on acreage!!
No
Definitely need shaded areas
With sitting area with shade
All of the above - shade is great for the warmer months
Sitting with shade also
No.
Agility equipment. Swimming area. Private areas we could book - maybe with codes on gates etc - sniffari gardens to encourage natural sniffing/foraging behaviours with dog friendly native plants and herbs etc
All of the above
All of them
Yes to all

Dog agility equipment such as weaving poles, ramps, jumps and tunnels. Sectioned off puppy socialisation/play area. Potentially space for puppy/dog classes to be held by providers

Respondent Comments

Respondent Location	Comments
Bindoon	Able to access water for swimming/ splashing would be desirable.
Bindoon	It's good for socialising your dogs. Great chance to meet up with other dog owners.
Bindoon	I've seen on the internet separate fenced areas for big and small dogs.
Bindoon	Better planning of parks for children and families more opportunities for all ages and disability
Bindoon	I would love to have somewhere to take my dogs and feel safe
Bindoon	An allocated area would not only be great for the fur babies to mix with each other but it would be a great social aspect for the senior parents of the fur baby. Instead of them staying in doors this would give them a place to go and meet other fur baby parents and share a common interests and even develop friendships. Additionally, the area needs to be fenced all around so fur babies don't run out on the road in all of their excitement. There needs to be a fenced off area for the small and large fur babies ... as we know that the small fur babies like to have a go at the big ones and we don't want the large fur babies feeling intimidated and getting stressed
Bindoon	Being able to take a dog to cafes, parks, etc., is important to lots of people. What is important is that every dog out in public MUST be handled by a responsible adult. Keep dogs on a lead unless they are in a designated exercise area. People bring dogs on leads to the farmers market, Taste of Chittering, the Bindoon Show, etc., and there never seems to be a problem if they are on a lead and properly managed.
Bindoon	Rural properties have enough space for dogs
Bindoon	Any Dog Exercise area MUST be fully fenced to prevent dogs escaping from that area. All Dog Exercise areas must have Dog excreta bags provided for the use of dog owners whether ratepayers or visitors. Signage must be such that all dog owners are aware of the responsibilities for behaviour of dogs and cleaning up of dog excreta.
Bindoon	People should be able to exercise their dogs anywhere as long as they clean up after themselves and they dog in areas used by others
Bindoon	A place they can mingle and socialize, but also room to run and keep fit with obstacles and hurdles built in (physically and mentally exercising them).
Bindoon	Off leash dog exercise areas are dog fight clubs.
Bindoon	The Chittering Shire struggles as it is with resourcing on a tight budget. Provision of a fenced dog area for the few people who might use it, or travellers through the area begs question when most people live on acreage that accommodates exercise area for their dogs. Up keep and management of an area like this will place additional pressure on resources that could be better directed towards general parks and reserve management and facility upgrades.
Bindoon	There is currently a space (Edmonds place) where dogs can go. If dogs are trained appropriately then this area is sufficient. It can be a great risk to have a fenced off area where multiple dogs can be let 'off lead' at any one time together. Not all dogs are trained to interact with other dogs (regardless of fenced or otherwise) I feel any money on fencing/ gates etc could be better used for other facilities in our shire.
Bindoon	Off leash areas can be very dangerous as some people cannot/will not control their dog.
Bindoon	Not needed, the kids need clune park upgraded

Respondent Comments

Respondent Location	Comments
Bindoon	Why would we need this when most of us have property and there are various walk trails around everywhere in the shire. Please put money towards putting some kind of water park like Ellenbrook at Clube Park or updates the basketball area at Clube Park so kids can actually play basketball without smashing into the silly skate ramps plonked in the way
Bindoon	Big dog area next to a small dog area, walking distance to shops in Bindoon, lots of shade, put it at the park where there is so much space
Bindoon	I like to take my dog and children out in the afternoon, so an area suitable for both to play would be preferable
Bindoon	Yeh dog exercise area in Bindoon needs to be fenced so that our dog doesn't run into the long grass by the lake
Chittering	Fenced area to protect local wildlife Dog water fountain Biodegradable poop bags
Chittering	There is no need. A dog containment seminar for residents that can't seem to contain their dogs to their properties would be potentially beneficial.
Chittering	I think most local people are on properties where dog exercise areas are a lot less needed than inner city, but please consider a playground or children friendly area instead, thank you
Chittering	Definitely not needed big waste of money!! Use our money towards a fun playground & BBQ PARK for all the children and families in the area
Chittering	It is great for dogs to socialise and is great for owners to meet other dog owners in their community.
Chittering	A dog exercise area or walk trail which is pram accessible would be great! With bins, shade shelters or picnic benches and a kids nature play area nearby would be fantastic too! Something family friendly to allow us to meet with other dog lovers within the community whilst being active ourselves.
Chittering	Update your playground in Bindoon and make some of the grassed area enclosed for dogs.
Chittering	Currently travel to either Whiteman Park enclosed dog park or Ellenbrook; would be great to have something similar in the area to feel safe
Chittering	A water area
Chittering	Should be fenced for dog safety
Chittering	Most of us have acreage but it's not always safe with snakes etc, a fenced just for dogs to socialise and run would be nice
Chittering	It would be lovely to have more dog friendly trails or areas within parks that are dog friendly.
Chittering	I don't feel a general exercise area is needed with the size of properties in the Shire of Chittering. However a water based area they could play, without getting covered in mud, I would consider. The water splash pad in the town of Northam they have for children is ideal! But for dogs instead. It definitely needs to be as sustainable and eco as possible, ie: solar powered, etc.
Chittering	Chittering is a rural area where the majority of dog owners have property where their dogs can roam. This would be a waste of tax payers money.
Chittering	Most people have property in Chittering. Access to parks, reserves and walking trails. The money could be much better spent elsewhere.
Chittering	We need dog bags in the existing dog exercise area. Also if it was fenced, that would make me feel like the dogs are safer.

Respondent Comments

Respondent Location	Comments
Chittering	Would be great to be able to socialise and exercise dogs off-lead as well as meet people in the community.
Chittering	Walking trails for horses and dogs
Chittering	Not snake friendly. Limited access for dying animals so dogs can't scavenge, currently the only 2 swimming areas we have dead kangaroos near, doggos fav, owners hate
Chittering	This hurts my logical mind..... Everyone around here has some sort of acreage.....no need to spend valuable resources and our yearly rates on suburban things like pet exercise area's....exercise your pets/animals on your property? Spend the rates on more pressing matters, fixing local roads, rubbish disposal n bring back the tip passes, verge cleaning, Great Northern highway, Pollinelli, Jenkins, Morley all rubbish effected from grubs littering..... oh n the graffiti everywhere now in this beautiful rural area.... Shall i keep listing
Chittering	Maybe an agility course or something other than just an open fenced space. For the dogs to play on or use for training
Lower Chittering	Along with many others we have used the oval at the Village Green. It is a great exercise area with shade and seating. Not sure whether the toilets are open when we have been there but feel it could be vital for older dog handlers. The fence along the road may need a little repairing and also when training young dogs it would be great to have a fence along area near the BBQ so that dogs would be safely confined to the oval. We have never had trouble with other people's dogs nor found doggy poo on the oval. A great spot.
Lower Chittering	We live on 5 acres. The dogs exercise themselves.
Lower Chittering	The majority of residents reside on land of 5acres or larger where dogs get just as much exercise as they would in a fenced off dog exercise area . I feel that a dog exercise area is not required in the Shire and instead the Shire should look at creating more bridle trails for horses instead.
Lower Chittering	As above. Horse riding are or bridal trail needed more than dog park as there is plenty of space for dogs to run around at home
Lower Chittering	We already drive to Ellenbrook. Would be great to have something in the shire
Lower Chittering	Please don't waste any more money on this. Total joke.
Lower Chittering	This would be really awesome, and would enable dogs who are still learning recall to socialise and exercise, thus reducing nuisance barking and boredom etc. Sometimes, an on-lead walk just isn't the same as kicking up your paws and belting around like a lunatic ;)
Lower Chittering	Ellenbrook have an awesome dog exercise area. Dog exercise area with a agility course would be awesome.
Lower Chittering	Dog exercise areas would be great within the shire of chittering to bring locals together with their pets. A big enough area for both small and big dogs, split into two areas and fenced with adequate seating and shade and water fountains would be very beneficial. Grassed areas with sand pits and plenty of trees.
Lower Chittering	Majority of ppl have space for dogs to run but socialisation is so important and I think this is a great idea
Lower Chittering	Open up firebreaks to allow a safe area for dogs walkers and horse riders. Its a disgrace that the shire has continued to ignore multiple petitions and requests.

Respondent Comments

Respondent Location	Comments
Lower Chittering	Rather than dog parks which can cause dog fights walk trails would be awesome. Better for enrichment and exercise. Would be great to see walk trails for dogs, bikes and horses when releasing land for development. Such a shame most areas have been taken away ie Wandena and Maryville
Lower Chittering	Maybe combined dog/owner exercise areas
Lower Chittering	A separate, fenced area for small and large breeds, Refer to the City of Joondalup dog exercise area on Winton road for an example.
Lower Chittering	We don't need one
Lower Chittering	A dog exercise area in the townsite of Bindoon or Muchea sure but anywhere else is a waste of resources.
Lower Chittering	Please don't waste our money.
Lower Chittering	Needs things like ~ Jumps, tunnels, bridges not just some grass fenced off.
Lower Chittering	Riverside gardens in Basendean is a great model for off lead dog areas
Lower Chittering	socialised dogs are better behaved and less aggressive towards other dogs and people
Lower Chittering	Since living here into my 5th year there isn't anywhere I'm comfortable in taking the dogs off lead for a walk, without children's parks, families, other dogs that may be on a lead etc. alot of residents in this rural area also have high energy dogs working bread dogs like kelpies and collies etc who love a good run around. I saw the dog play area at Whiteman park the other week and thought how amazing it was and I may use it but not on a regular basis as it's a bit far. be good if the area also had water, pond, dam, river and maybe agility equipment. Could hire the space out for local dog trainers to use, have seperate smaller fenced areas for dogs that are not so dog social, this could also be hired? Would be a great place to get the community together this area is mainly an animal lovers and owners but we are wide spread and only often connect on local social media community sites. When living costal they have parks and dog beaches give us something here please.
Lower Chittering	I would use a local one frequently, dogs that interact with other dogs are more social and need the interaction.
Lower Chittering	I think the dog park in bindoon just needs to be enclosed. We don't need another one
Lower Chittering	I'd rather the playground on patens lower chittering please. There isn't a decent toddler friendly picnic and play area. We end up going elsewhere.
Lower Chittering	Enclosed Seating area Access to water Area for big/small dogs
Lower Chittering	not needed
Lower Chittering	An area with a body of water like a dam etc would be good
Lower Chittering	Other areas have these but still do low 1.2m high fencing which for some large breeds is not high enough
Lower Chittering	Why would the shire waste money on specialised dog areas? We all have ample room to exercise our dogs on our property. Resources are better spent on the things that don't get done. We are not suburbia!! Stop trying to make us like it. No more street lights or useless things on areas that don't need them!!
Lower Chittering	Everyone is pretty much on acreage out here. Educate dog owners on the benefits of sniffing activities. Promote local, ethical and qualified dog trainers.

Respondent Comments

Respondent Location	Comments
Lower Chittering	I believe private, bookable areas to be important for those of us with reactive dogs. Booking systems will also help bring in some revenue because people WILL pay for safe, private areas. Swan Valley Vet Centre has a private agility space that is always booked out for private use!
Lower Chittering	Something like Whiteman park's off-lead dog facility would be ideal
Lower Chittering	I want an area for my dogs to socialise with other dogs outside of their pack. I want an area they can run free and be respectful to other members of the public who have dogs that are more reactive or people who do not like dogs.
Mooliabeenee	Would be lovely to have an area for large dogs...and small dogs and puppies together. A shaded area... A BBQ area with shade for like minded dog owners to get together. A water tap. Maybe some obstacles to play on
Muchea	Area would need shade, fully fencing and a water supply. Also separate areas for large and small dogs.
Muchea	Can we please make sure places like Sandown park are NOT used for dog exercise - sadly too many dog attacks occur when we mix dogs and horses - this is why we don't go to Hillary's beach anymore, having both side by side has made it too dangerous for horses and riders with dog owners not caring to rules or paying vet bills Lower chittering hall would be a fabulous place - shady, large area and no schools or horses nearby
Muchea	A walking path from the Muchea Petrol Station to the cycle path on Tonkin hwy would be more beneficial to safely walk our dogs
Muchea	Helps to keep the dogs & owners active. Also its a good stimulation and routine for the dogs to get out for some exercise and fresh air. Otherwise they get bored and bark at everything and anything disturbing all the other neighbours in the area
Muchea	Generally, owners who regularly exercise their dogs have good control over the animals and the dogs are well "socialised" and cause no danger or problem to other people or animals. These dogs are not the ones constantly barking or threatening to attack. In Muchea, the ideal exercise area is at the polocrosse grounds and could work well subject to a few sensible rules. (It does and has done for years). That is, dogs can only use the area if there are no horses present. If horses are present, then dog owners must immediately put their dogs on a leash and vacate the area. I meet numerous dog owners who have been using this area for years. They all conform to this limitation and there has never been a bad incident. I have also talked with numerous members of the Polocrosse and Pony Club and they all agree that they have no problem with dogs using the area when no horses are around. The area is large, cleared of bush and therefore safe from the threat of snakes or disturbing wildlife and provides a fenced boundary which allows freedom of running around, safe from traffic and away from other residential properties. There is no other similar or suitable area in or near Muchea. Allowing dog exercise with sensible rules will allow more utilisation of this magnificent facility. The Club and Shire people who have developed the polocrosse ground can be commended for the excellent job they have done. Getting the best use out of the area is a great recognition of their efforts. Over the years I have learned that stupid dogs have stupid owners who fail to train, exercise, restrain and mentally stimulate their animals. A dog exercise facility is really needed here and good people will use it if there is no threat from the Shire Ranger.
Muchea	As a rate payer, my preference would be for Shire funds to be used elsewhere, not on a dog exercise area.

DOG EXERCISE AREAS SURVEY

Respondent Comments

Respondent Location	Comments
Muchea	People say to exercise your dog on your own property but would you want to stay at home and never go out. That is why dogs have social issues.
Muchea	Provide agility equipment within the area to allow for training and fun purposes
Muchea	Dog walking and exercising is popular in Muchea - daily see multiple people - teenagers, young couples , neighbours and friends and older out walking dogs or down Sandow Park - great way to start a conversation, be social, occupied and be active
Muchea	There is minimal here considering how high we pay for our rates. I'm scared to walk my dog alone with my child as too many times big dogs are roaming around and I've seen attacks on dogs just out walking. There should be a safe space for residents like other suburbs
Muchea	Dog agility equipment such as weaving poles, ramps, jumps and tunnels. Sectioned off puppy socialisation/play area. Potentially space for puppy/dog classes to be held by providers
Muchea	We currently travel into Ellenbrook to exercise our dogs, so having something more local would be handy
Wannamal	Most people have enough space for their dog to get the appropriate exercise it needs. Money better spent elsewhere
Wannamal	Although I live in Wannamal, I attend dog club/training at Bindoon and Perth metro area which utilise dog exercise areas.



Enquiries: Warren Bellouard on 9323 4463
Our Ref: 19/2717, 19/2720
Your Ref: I20118767; A10263

17 April 2024

Melinda Prinsloo
Chief Executive Officer
Shire of Chittering
PO Box 70
BINDOON WA 6502

Sent by email: chatter@chittering.wa.gov.au

Dear Melinda

GREAT NORTHERN HIGHWAY – BINDOON BYPASS LOT 1104 GRAY ROAD, BINDOON – C/T 4002/715 (NOW LR3176/203)

Main Roads acquired the above Lot 1104 from the Shire of Chittering on 9 March 2021 for the Great Northern Highway - Bindoon Bypass alignment and the remnant bushland which could be revegetated and used as an environmental offset for the project.

The survey of Lot 1104 undertaken by JBA Surveys is now defined as Lots 820 – 34.1968ha for Bindoon Bypass and Lot 821 – 33.1704ha for Bushland. The enclosed LDP 1860-065 and Deposited Plan 420208 refers.

Unfortunately, Lot 1104 – 67.3666ha was inadvertently transferred and dedicated as road pursuant to s168(5) of the *Planning and Development Act 2005* on 19 October 2023.

Main Roads approached the Department of Planning, Lands and Heritage Land (DPLH) requesting approval from the Minister for Lands to transfer Lot 1104 Gray Road, Bindoon to the Commissioner of Main Roads in freehold title.

Although the DPLH support the proposal in principle, Main Roads seeks the Shire of Chittering approval to pass a resolution supporting road closure of Lot 1104 pursuant to Section 58 of the *Land Administration Act 1997*.

It would be appreciated if Council could advertise the road closure proposal for 35 days and consider the matter at its next meeting and provide the following statement in a letter to Main Roads marked to my attention. This will satisfy the requirements of the DPLH who will arrange the Minister for Lands approval.

"Council at its ordinary meeting held on (Day Month Year) passed a resolution supporting the closure of Lot 1104 Gray Road, Bindoon pursuant to Section 58 of the Land Administration Act 1997".

In addition, please provide a copy of the minutes of the Council meeting relating to the resolution, which is required for the DPLH and Main Roads' records.

If you require any further information, please contact me on 9323 4463 or e-mail warren.bellouard@mainroads.wa.gov.au.

Yours faithfully



Warren Bellouard
SENIOR LAND ACQUISITION MANAGER

Enc: LR 3176/203, MRWA LDP 1860-065, Deposited Plan 420208



TITLE NUMBER	
Volume	Folio
LR3176	203

RECORD OF CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1104 ON DEPOSITED PLAN 415027

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: ROAD

PRIMARY INTEREST HOLDER: STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. P748297 DEDICATED ROAD PURSUANT TO SECTION 168 P & D ACT 2005. REGISTERED 19/10/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP415027
PREVIOUS TITLE:	4002-715
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF CHITTERING
RESPONSIBLE AGENCY:	MAIN ROADS WESTERN AUSTRALIA (ROAD)



NOTE 1: O582757 DEPOSITED PLAN 420208 LODGED

CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT AT THE TIME OF DRAFTING, HAS BEEN VERIFIED BY A LANDGATE SEARCH OF THE RELEVANT C/Ts AND SURVEY DOCUMENTS AND THE CADASTRE IS SPATIALLY CORRECT AS PER THE MRWA STANDARD 67-08-48.

PROJECT MANAGER.....DATE.....

LEGEND Attachment 1

-  LAND REQUIRED FOR ROAD PURPOSES
-  BOUNDARY TO BE SURVEYED.

NOTES

- 1 DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.
- 2 S.L.K. IS A M.R. STRAIGHT LINE KILOMETRE AND IS APPROXIMATE ONLY
- 3 HORIZONTAL DATUM IS GDA94.
- 4 NOT TO BE USED FOR SURVEY. REFER TO DRG 1760-195

INFRASTRUCTURE DELIVERY DIRECTORATE

Telephone 9323 4636 Fax 9323 4930

APPROVED FOR IMPLEMENTATION

FILE NUMBER	DATE	APPROVAL NUMBER
17/0947		
AUTHORISED		
APPROVED		



FINANCE AND SERVICES
PROPERTY MANAGEMENT

Telephone 9323 4580 Fax 9323 4600



FILE NUMBER 17/0947

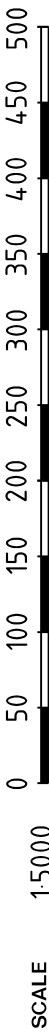
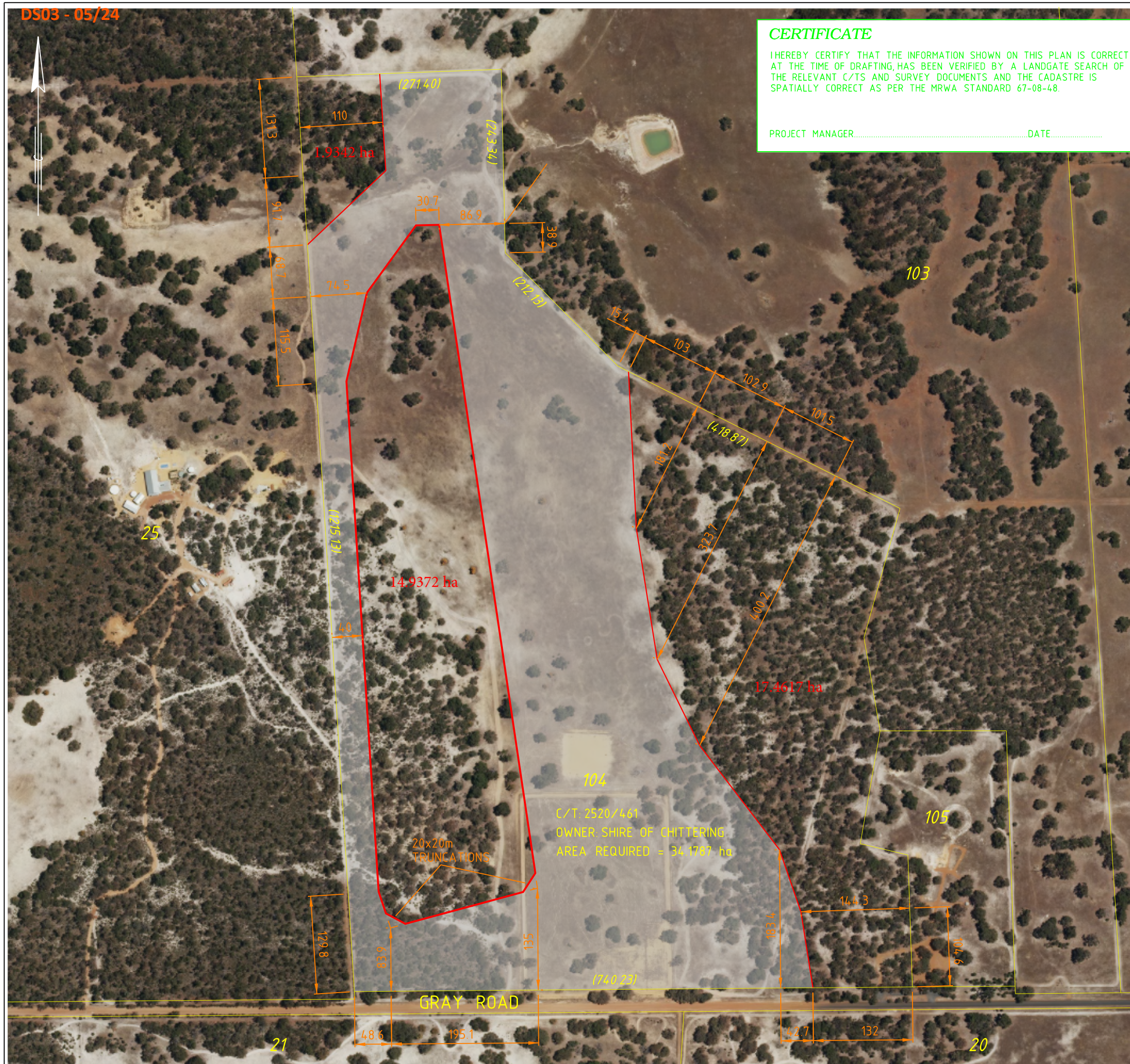
GRAPHIC PRESENTATION (ONLY) AUDITED IN ACCORDANCE WITH STANDARD 67-08-48 IN THE ROAD AND TRAFFIC ENGINEERING MANUAL

GREAT NORTHERN HIGHWAY H6

LAND DEALINGS
BINDOON BYPASS
LOT 104, 61.02 - 62.25 SLK

LOCAL AUTHORITY (502) SHIRE OF CHITTERING

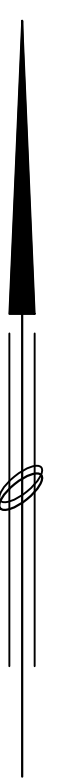
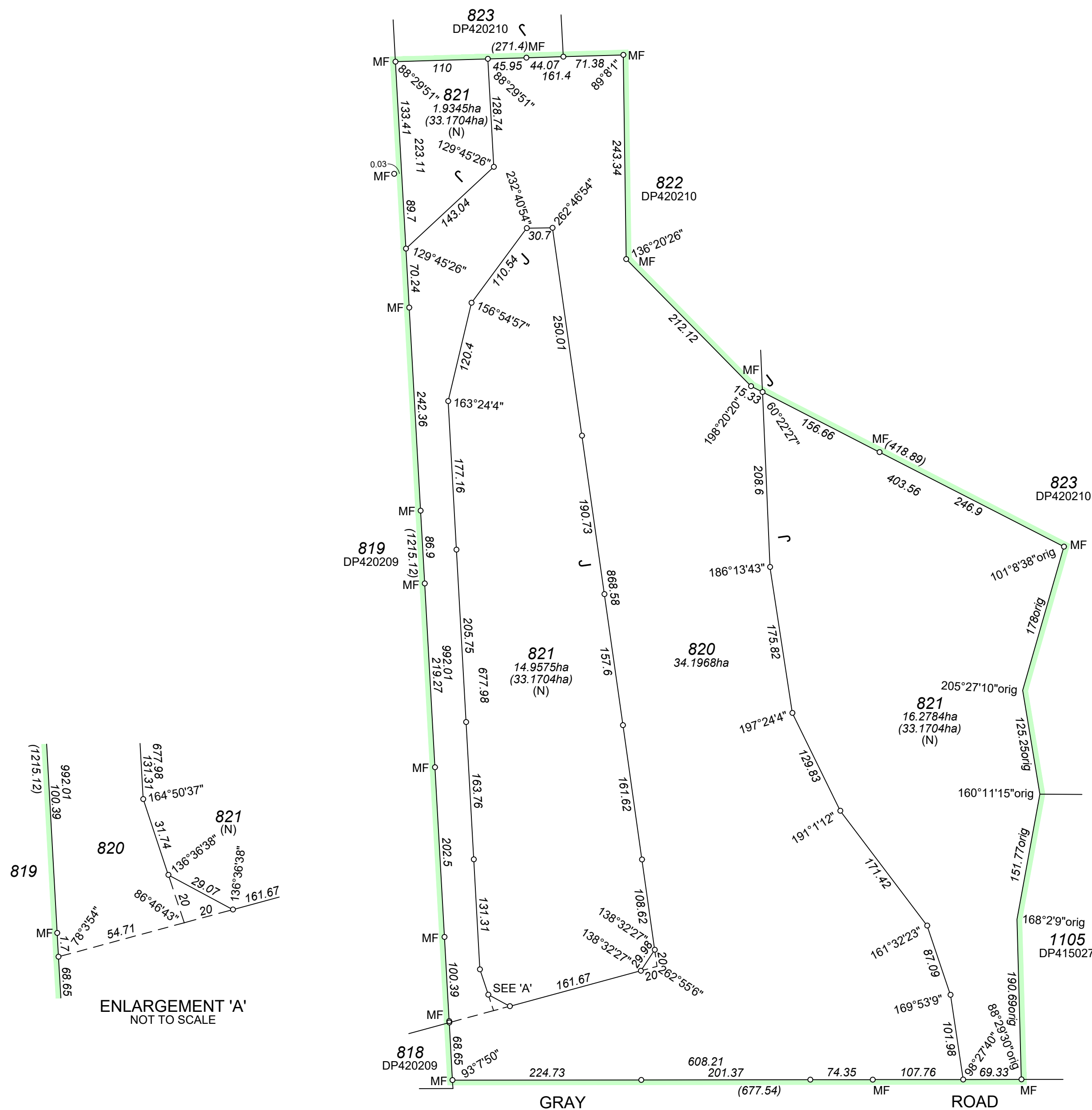
DRAWING TYPE	DRAWING NUMBER	AMEND.
7200	1860-065	65



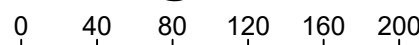
SCAN DATE

A
3

LOT 820 TO BE ACQUIRED FOR A PUBLIC PURPOSE (ROAD)



Scale @A2 1:4000



12b Pepler Ave Saller Point WA 6152
 Ph: 9450 7188 Fax: 9450 7199
 email: admin@jbasurveys.com.au
 web: www.jbasurveys.com.au

ADDITIONAL SHEETS
 ENDORSEMENT SHEET

SHEET SHEETS
 2 OF 2

VERSION NUMBER
 2

DEPOSITED PLAN
 420208